



## COMMUNITY SAFETY & DEVELOPMENT

**MINUTES OF THE MEETING  
OF THE BOARD OF VARIANCE  
HELD IN THE BOARDROOM, 455 WALLACE STREET, NANAIMO, BC  
ON THURSDAY, 2011-SEP-15 COMMENCING AT 7:00 P.M.**

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**PRESENT:** Members: Mr. Lars Apland - Chair  
Mr. Allan Dick  
Mr. Jim Galloway (Arrival 7:00 p.m.)  
Mr. Amarjit Minhas  
Ms. Janet Cowling (Departure 7:00 p.m.)

Staff: Mr. Dave Stewart, Planner, Planning Section, CSD

At 6:00 p.m. Mr. Stewart provided a presentation to the Board regarding an overview of the new Zoning Bylaw No. 4500. Mr. Galloway was unable to attend the presentation; however, all remaining members of the Board attended.

The Zoning Bylaw presentation concluded at 7:00 p.m., at which time the Board of Variance meeting was called to order. Ms. Cowling was unable to attend the meeting due to a perceived conflict of interest as she is a neighbour of the applicant.

**1. CALL THE MEETING TO ORDER:**

The regular meeting was called to order at 7:00 p.m.

**2. ADOPTION OF MINUTES:**

It was moved and seconded that the Minutes of the meeting of the Board of Variance held in the Boardroom, 455 Wallace Street, Nanaimo, BC on Thursday, 2011-AUG-18 be adopted as circulated. The motion carried unanimously.

**3. APPLICATIONS:**

**APPEAL NO.:** BOV584

**Applicant:** Ms. Jane Gregory

**Civic address:** 3523 Wiltshire Drive

**Legal Description:** LOT 39, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN 36479

**Purpose:** The applicant is requesting to reduce the required side yard setback for a heat pump from 4.5 metres to 1.57 metres and to vary the requirement that a heat pump be placed to the rear of a building, as shown in the survey provided, in order to permit the siting of a heat pump to the side of a single family dwelling. This represents a heat pump side yard setback variance of 2.93 metres.

**Zoning Regs:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo “ZONING BYLAW 2011 NO. 4500”:

*“6.5.2 – Projections into Yards  
Heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be closer than 4.5 metres from the side lot lines or closer than 3m from the rear property line”*

**LGA:** N/A

**Discussion:** Ms. Jane Gregory appeared in support of the variance application. Ms. Denise Bryson of 3712 Belaire Drive spoke in opposition of the variance application.

**Decision:** It was moved and seconded that the variance application be approved as presented. The motion carried unanimously.

4. **OTHER BUSINESS:**

5. **ADJOURNMENT:**

It was moved and seconded at 7:26 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR  
CERTIFIED CORRECT



DATE: